

RECEIVED

General Warranty Deed

CURRENT TITLE BOX

Instr 200112170293448 12/17/2001
 Pages 2 F \$14.00 12-41P
 Robert G. Montgomery T20010168827
 Franklin County Recorder BACHICAGO

DEC 30 2001

GC PLANNING COMMISSION

DAVID L. ARICK AND SHIRLEY ANN ARICK, *Herbinal: d/f*

of FRANKLIN County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants, to
 BJR COMPANY, INC.

whose tax-mailing address is
 3799 BROADWAY, GROVE CITY, OHIO 43123

the following **REAL PROPERTY**:
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND TOWNSHIP OF JACKSON:

BEING KNOWN AS BEING A PART OF SURVEY #1383 OF VIRGINIA MILITARY LANDS, ALSO A PART OF
 THE JOHN AND HENRIETTA KARL FARM CONTAINING 70.41 ACRES OF LAND RECORDED IN DEED BOOK
 923, PAGE 464, FRANKLIN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

Continued on Next Page

PARCEL No. 040-001097

PROPERTY ADDRESS: 4370-76 S. BROADWAY, GROVE CITY, OHIO 43123

Subject to taxes and assessments which are now or may hereafter become liens on said premises and except conditions and
 restrictions and easements, if any, contained in former deeds of record for said premises, subject to all of which this
 conveyance is made.

Prior Instrument Reference: INSTRUMENT NUMBER 200001200014146; DEED BOOK 1742, PAGE 511
 of the Deed Records of FRANKLIN County, Ohio.

Grantor releases all rights of dower therein.

Witness OUR hand(s) this 12TH day of DECEMBER 2001

Signed and acknowledged in presence of:

W. Scott Burke
 Witness *W. Scott Burke*

Rebecca L. Gibboney
 Witness *Rebecca L. Gibboney*

Rebecca L. Gibboney
 Witness *Rebecca L. Gibboney*

David L. Arick
 DAVID L. ARICK
Shirley Ann Arick
 SHIRLEY ANN ARICK

State of OHIO)
 County of FRANKLIN) ss

BE IT REMEMBERED, That on this 12TH day of DECEMBER 2001, before me, the subscriber, a Notary Public in
 and for said state, personally came DAVID L. ARICK AND SHIRLEY ANN ARICK

the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be THEIR voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last
 aforesaid.

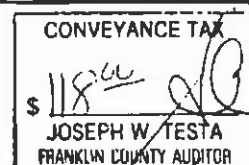
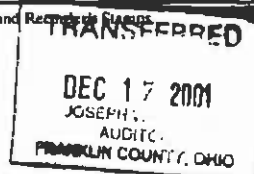


REBECCA L. GIBBONEY
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES JAN. 28, 2003

Rebecca L. Gibboney
 Notary Public

This instrument was prepared by MAGNUSON & BARONE, ATTORNEYS AT LAW

Auditor's and Recorder's Stamp



Deed Legal Description (Continued)

BEGINNING AT A POINT IN THE CENTER LINE OF THE CCC HIGHWAY 670.62 FEET SOUTHWEST OF THE INTERSECTION OF SAID HIGHWAY AND THE SOUTHERLY BOUNDARY LINE OF THE VILLAGE OF GROVE CITY OHIO; THENCE EASTERLY FROM SAID POINT ALONG THE SOUTHERLY LINE OF PROPERTY DEEDED TO FREMONT AND EMMA DUNNICK, A DISTANCE OF 225.29 FT. MORE OR LESS, TO LANDS DEEDED BY GRANTOR TO ERNEST A. CRAWMER (NOW OWNED BY KROPP); THENCE SOUTHWESTERLY ALONG SAID PROPERTY LINE A DISTANCE OF 50 FT; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE SAID DUNNICK SOUTHWESTERLY PROPERTY LINE TO THE CENTERLINE OF SAID CCC HIGHWAY A DISTANCE OF 225.29 FT. MORE OR LESS; THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO SAID CCC HIGHWAY A DISTANCE OF 50 FT. TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT IN THE CENTER LINE OF THE CCC HIGHWAY 720.62 FEET SOUTHWEST OF THE INTERSECTION OF SAID HIGHWAY AND THE SOUTHERLY BOUNDARY LINE OF THE VILLAGE OF GROVE CITY, OHIO; THENCE EASTERLY FROM SAID POINT ALONG THE SOUTHERLY LINE OF PROPERTY PREVIOUSLY DEEDED TO DAVID L. ARICK, A DISTANCE OF 221.29 FT. MORE OR LESS, TO LANDS DEEDED BY GRANTOR TO ERNEST A. CRAWMER (NOW OWNED BY KROPP); THENCE SOUTHWESTERLY ALONG SAID KROPP PROPERTY LINE A DISTANCE OF 50 FT; THENCE IN A WESTERLY DIRECTION PARALLEL TO THE SAID ARICK SOUTHWESTERLY PROPERTY LINE TO THE CENTERLINE OF SAID CCC HIGHWAY A DISTANCE OF 225.29 FT. MORE OR LESS; THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO SAID CCC HIGHWAY A DISTANCE OF 50 FT. TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM:

DEED BOOK 1957, PAGE 83, SHOWS THAT ON MAY 9, 1956 DAVID L. ARICK AND MARY L. ARICK, HIS WIFE, CONVEYED TO BOARD OF TRUSTEES, JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND THE TOWNSHIP OF JACKSON AND BEING PART OF SURVEY NO. "5745", VIRGINIA MILITARY LANDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF HARRISBURG PIKE ON THE NORTHWESTERLY CORNER OF A CERTAIN 100 FT. TRACT STANDING IN THE NAME OF THE BOARD OF TRUSTEES, JACKSON TOWNSHIP; THENCE FROM SAID POINT OF BEGINNING N. 32° 45' E. ALONG THE CENTER LINE OF HARRISBURG PIKE A DISTANCE OF 35.0 FT. TO A POINT; THENCE S. 87° 24' E. PARALLEL TO THE NORTHERLY LINE OF SAID 100 FT. PARCEL A DISTANCE OF 228.37 FT. TO AN IRON PIN IN THE LINE OF THE EASTERLY LINE OF SAID 100 FT. PARCEL PRODUCED NORTHERLY; THENCE S. 32° 11' W. A DISTANCE OF 34.80 FT. MORE OR LESS TO AN IRON PIN AT THE NORTHEASTERLY CORNER OF SAID 100 FT. TRACT STANDING IN THE NAME OF THE BOARD OF TRUSTEE'S JACKSON TOWNSHIP; THENCE NO. 87° 24' W. ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 228.37 FT. MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.158 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS SHOWN OF RECORD.

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